



June 23, 2011

Flinn Fagg, Planning Director
City of Las Vegas, Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Town Center Permissible Uses – Pet Boarding

Dear Flinn,

Centennial Gateway is currently in discussions with a prospective tenant for Centennial Gateway, our shopping center at Ann Rd. and Centennial Center Blvd. As you know, this property falls within the Town Center Specially Planned Area and has a zoning designation of SC-TC. The proposed use is a pet boarding facility to include daycare and overnight boarding as well as grooming services. The use will be restricted to indoor care of animals with no outside pens. The tenant intends to occupy 6400 square feet at the Centennial Gateway shopping Center.

The Pet Boarding use is defined under UDC 19.12.010 and is a Conditional Use within a C-1 zoning, however, the use is not contemplated by Section B of the Town Center Development Standards. Town Center does contemplate Animal Hospital/Shelter as a Special Use which mirrors the same in the C-1 zoning.

As long as the same conditions as under the C-1 zoning are followed, Centennial Gateway does not believe that the proposed use represents and danger or nuisance to public health and safety. The use is not inconsistent with other uses within Town Center (including Animal Hospital) and furthermore should be considered an amenity by the local residents.

Centennial Gateway requests that Planning Staff propose a Text Amendment to add Pet Boarding as a Conditional Use within the SC-TC zoning to mirror the current C-1 zoning. If outdoor pens are not desirable in Town Center, we would propose that the use be restricted to indoor only with adequate noise and odor controls.

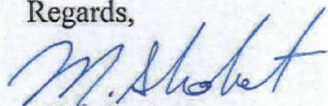
RECEIVED

JUN 27 2011

TXT-42360

Thank you for your consideration.

Regards,

A handwritten signature in blue ink, appearing to read "M. Shohet", written over the printed name.

Mike Shohet

Vice President of Development

RECEIVED

JUN 27 2011

TXT-42360